

ORDER RECEIVED FOR FILING
Date 7/24/21
By 812

TIMOTHY M. ROTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs



14. SINCE WE LIVE IN A TOWNHOUSE THE TASK IS INTENDED TO BE A ^{JOY}PLAY ACTA FOR OUR ONE YEAR OLD DAUGHTER AND WOULD THEREFORE BENEFIT FROM BEING AS LARGE AS POSSIBLE.

CASE NUMBER 91-482-A

PETITIONER'S EXHIBIT #



CASE NUMBER 91-482-A

PETITIONER'S EXHIBIT #



which has an address of 1708 Winding Brook Way, Baltimore, Maryland 21207

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

July 24, 1991

Mr. & Mrs. Dana R. Gift
1708 Winding Brook Way
Baltimore, Maryland 21207

RE: PETITION FOR RESIDENTIAL VARIANCE
W/S Winding Brook Way, 125' S of Cantwell Road
(1708 Winding Brook Way)
1st Election District - 1st Councilmanic District
Dana R. Gift, et ux - Petitioners
Case No. 91-482-A

Dear Mr. & Mrs. Gift:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Residential Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

July 1, 1991

Mr. & Mrs. Dana R. Gift
1708 Winding Brook Way
Baltimore, MD 21207

RE: Item No. 492, Case No. 91-482-A
Petitioner: Dana R. Gift, et ux
Petition for Residential Variance

Dear Mr. & Mrs. Gift:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
17th day of June, 1991.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Dana R. Gift, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: July 16, 1991

FROM: Pat Kaller, Deputy Director
Office of Planning and Zoning

SUBJECT: Robert Dean Steele, Item No. 2
Michael L. Heil, Item No. 5
Thomas A. Back, Item No. 464
Frank Buccini, Item No. 465
Anthony Catalfo, Item No. 471L
James P. Svel, Jr., Item No. 478
Dana R. Gift, Item No. 492
John C. Adamiak, Item No. 494
Najib Baha Amin, Item No. 496
Lloyd Blumenfeld, Item No. 500
Patrick S. Malone, Item No. 501
Kenneth A. Queensberry, Item No. 502
Barbara Black, Item No. 504
Martin Hahn, Item No. 506
Terrence Lee Maskol, Item No. 507
Greg M. Hall, Item No. 511
Lawrence Bartal, Item No. 513

In reference to the Petitioners' requests, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEMSVAR.IED/ZAC1

Rec'd 7/17/91

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: July 3, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for July 2, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 407-revised, 492, 494, 496, 497, 499, 500, 501, 502 and 503.

For Items 423-revised, a County Review Group Meeting is required.

For Item 272 (Case No. 90-434-SFHA), the previous County Review Group Meeting Comments are still applicable.

For Item 490, a 5-foot widening strip is requested for the ultimate 50-foot right-of-way width of Railroad Avenue.

For Item 495, no permanent structures are allowed within the limits of Baltimore County drainage and utility easements.

For Item 498, a County Review Group Meeting is required. In addition, the following highway comments are provided:

Red Lion Road is an existing road, which shall ultimately be improved as a 40-foot street cross-section on a 60-foot right-of-way.

The Developer's responsibilities along the existing frontage of this site shall be as follows:

- The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the site, or as may be required to establish line and grade.

Zoning Advisory Committee Meeting July 2, 1991
Page 2

- The submission of full cross-section as deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.
- The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way at the Developer's expense.
- The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- The relocation of any utilities or poles as required by the road improvements.
- The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21204-5500

(301) 887-4500

JULY 26, 1991

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: DANA R. GIFT AND LAURIE B. GIFT

Location: #1708 WINDING BROOK WAY

Item No.: 492 Zoning Agenda: JULY 2, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Capt. Joseph J. 7-26-91* Noted and Approved *Capt. W. F. Brack*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

Rec'd jw 7/31/91

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: August 27, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: July 2, 1991

This office has no comments for items number 492, 494, 495, 496, 498, 499, 500, 501, 502 and 503.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJP/lvd

Rec'd 8/2/91

Plat to accompany Petition for Zoning ☒ **Variance** ☐ **Special Hearing**

PROPERTY ADDRESS: **1708 WINDING BROOK WAY** see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: **FAIRBROOK**
 plat book: **114**, folios **106, 107, 108** sections

OWNER: **DANA & LAURIE GIFT**

PETITIONER'S EXHIBIT 1
91-482-A

LOCATION INFORMATION

Councilmanic District: **I**
 Election District: **I**
 1"-200' scale map: **N.W. 2-H**
 Zoning: **D.R. 10.5**
 Lot size: **0.4** acreage **1093.2** square feet

Sewer: ☒ **SEWER**
 Water: ☒ **WATER**

Chesapeake Bay Critical Area: ☐
 Prior Zoning Hearings: **NONE**

Zoning Office USE ONLY!
 reviewed by: **ITEM #:** **492** **CASE#:**

North arrow, date: **6/9/91**, prepared by: **XBB**, Scale of Drawing: **1" = 20'**

CERTIFICATE OF POSTING **91-482-A**
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: **1st** Date of Posting: **July 2, 1991**

Posted for: **Residential Variance**

Petitioner: **Dana & Laurie Gift**

Location of property: **W/S Winding Brook Way, 125' S of Cantwell Rd, 1708 Winding Brook Way**

Location of Signs: **Intersection of 1708 Winding Brook Way**

Remarks:

Posted by: **D. G. Stephens** Date of return: **July 5, 1991**

Number of Signs: **1**

Baltimore County Government
 Office of Zoning Administration
 and Development Management
 Office of Planning & Zoning

111 West Chesapeake Avenue
 Towson, MD 21201

June 25, 1991

COPY

Re: CASE NUMBER: **91-482-A**
 LOCATION: **W/S Winding Brook Way, 125' S of Cantwell Rd, 1708 Winding Brook Way**

Dear Petitioner(s):

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before July 3, 1991. The last date (closing date) on which a neighbor may file a formal request for hearing is July 10, 1991. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reporting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the posting of the closing date, the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your order to be held and incur a \$50.00 charge. Please be advised that the order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

PLEASE UNDERSTAND THAT ON THIS DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,
151
 G. G. Stephens
 (301) 887-3391

Baltimore County Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

Account: **R-001-6150**
 Number

Date: **6/17/91**

PUBLIC HEARINGS FILES

ITEM	QTY	PRICE
110 ZONING VARIANCE (1RL)	1	\$35.00
000 - POSTING SIGNS - ADVERTISING 1 X	1	\$25.00
TOTAL:		\$60.00

LAST NAME OF OWNER: **GIFT**

04A04M004SMICHRC
 Please Make Checks Payable To: Baltimore County 04A04M004SMICHRC-17-91

Cashier Validation

